



FOR LEASE

1650 Elgin Mills Rd E #207
Richmond Hill ON L4S 0B2

PROPERTY SUMMARY:

Asking Price:	\$35 Per Sq Ft
Taxes:	\$5,288.89/2025/Annual
Total Area:	782 Sq Ft
Use:	Office



Stephen & Mariya Lilly

Commercial Brokers

RE/MAX Hallmark Realty Ltd., Brokerage

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PROPERTY OVERVIEW

Rare opportunity to secure a premium corner medical suite within the Elgin Mills Professional Centre, a premier healthcare campus in Richmond Hill with a remarkable zero-percent building vacancy rate.

As a top-tier professional hub, this facility acts as a self-reinforcing referral ecosystem, with a majority of tenants specializing in healthcare sectors including endoscopy, dentistry, and family medicine.

Positioned in the York submarket—one of Canada's tightest office environments with exceptionally low vacancy and a high renewal rate—this unit offers immediate stability and high-demand co-tenancy.



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The suite features a high-end, turnkey clinical fit-out that bypasses the significant cost and time of new construction, providing a welcoming reception area, fully appointed treatment rooms, and a dedicated private washroom.

Benefit from exceptional natural light via dual-elevation windows and superior patient accessibility with generous surface and underground parking.

This is a Net (NNN) lease opportunity perfectly suited for practitioners seeking to minimize capital expenditure while joining a prestigious medical community. Execute a long-term lease now to capture the "sunk value" of existing medical infrastructure; in a zero-vacancy building with no new supply under construction, securing a plug-and-play clinical space represents a massive competitive advantage and an immediate hedge against clinical build-out inflation.



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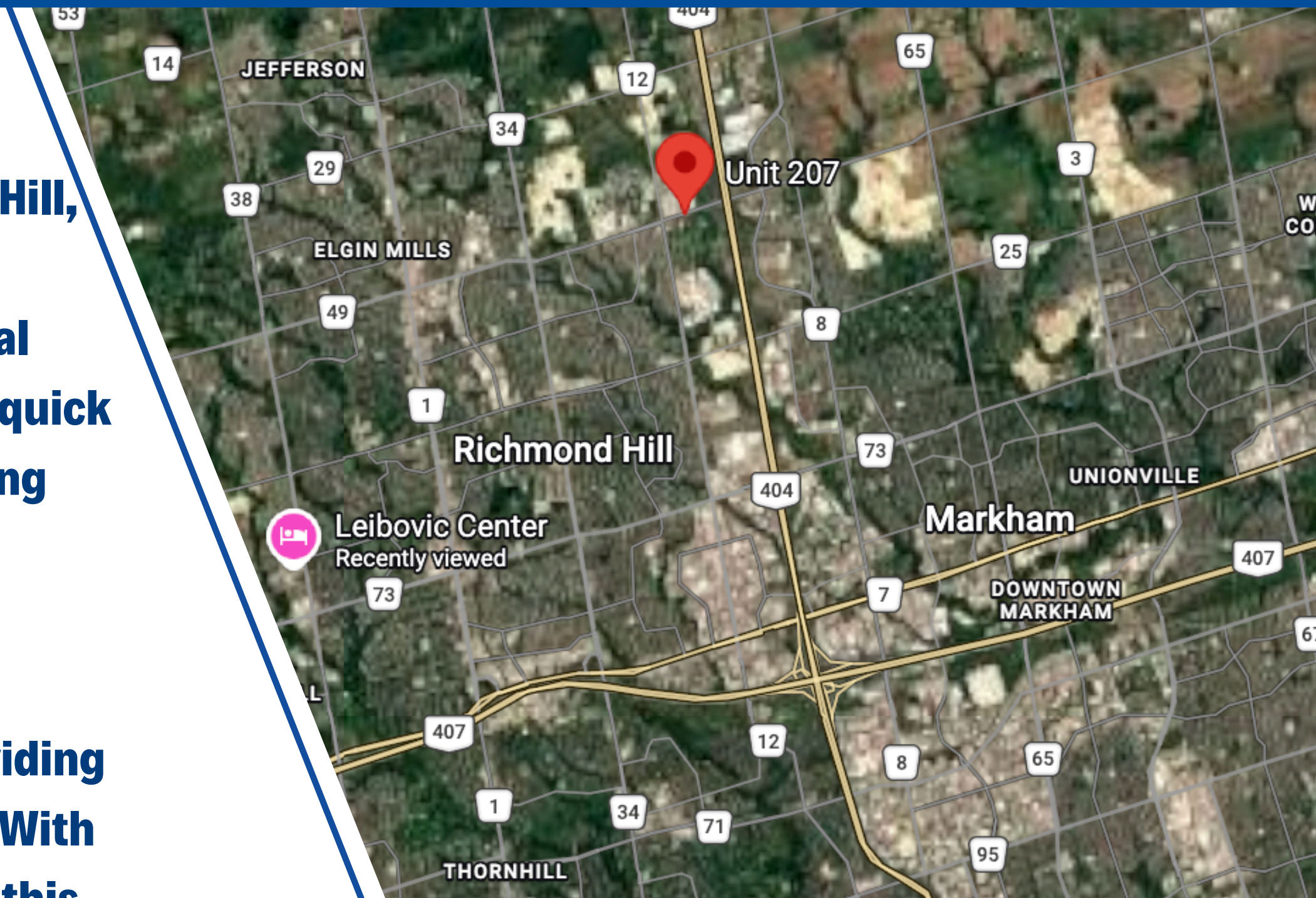
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LOCATION

This property is positioned in the heart of Richmond Hill, one of the GTA's fastest-growing and most desirable business communities. Situated along a major arterial road, the location offers excellent connectivity with quick access to Highway 404, Highway 407, and surrounding York Region municipalities.

The area is supported by a strong mix of residential growth, retail plazas, and professional services, providing a built-in customer base and convenient amenities. With nearby transit options and a thriving local economy, this location is ideal for businesses seeking accessibility, visibility, and long-term growth potential.



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FLOOR PLAN



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